

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 21-04

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VII, SECTION 7.8 “GENERAL COMMERCIAL DISTRICT”, AND TO ARTICLE X, SECTION 10.4.22 “MULTI-FAMILY USES IN MIXED-USE COMMUNITY DISTRICTS” (the purpose of this is to amend the CG District size and location requirements, to amend Residential Multi-Family uses as a conditional uses as a conditional use, and to establish said conditions)**

WHEREAS, it is the intent of the General Commercial zoning district to provide for the establishment of adequate commercial areas in scale with the needs of adjoining residential development and employment uses, and to serve the motoring public with a broad range of commercial goods and services; and

Whereas, it is also intended that General Commercial zoning should strengthen business and commercial activity by concentrating commercial development where it can be served by adequate infrastructure and transportation systems; and

Whereas, currently, the district location requirements for the General Commercial district is limited to no further than ¼ mile from the intersection of two major roads, except in the case of interstate interchanges where CG districts may be mapped up to ¾ mile from the interchange; and

Whereas, recent Capital Improvement Projects have upgraded certain roads to a level where they are now served by adequate infrastructure and transportation systems outside the ¼ mile distance from a major intersection; and

Whereas, the County has been working to appropriately manage development and the recent reductions in R-4, Multi-Family district zoning has led to multi-family development interest on General Commercial district properties; and

Whereas, the County desires to 1. provide additional commercial opportunities and 2. ensure an adequate mix of uses to support higher-density residential developments located within commercial districts:

NOW, THEREFORE, BE IT ORDAINED by Dorchester County Council, duly assembled that the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended by deleting Sections 7.8.2, 7.8.3, 7.8.4, and 10.4.22 and substituting in lieu thereof the below sections bearing the same numbers:

**7.8.2 Size and Location**

New CG zoning districts shall be mapped in accordance with the adopted Future Land Use map in the Dorchester County Comprehensive Plan.

When mapped, CG districts approved for creation after adoption of this ordinance shall be no further than ¼ mile from the intersection of two major roads, or located along, with direct access to, a major arterial road that has already been improved to include road widening, intersection improvements, and pedestrian access. In the case of interstate interchanges, CG districts may be mapped up to ¾ mile from the interchange Commercial development of parcels or a combination

of parcels totaling more than fifteen (15) acres in size may be zoned and developed under the provisions for a business Planned Development District as adopted by Dorchester County Council.

### 7.8.3 Permitted Use Groups

#### CG

Use Group No.	Group Name
6	Social and Cultural
7	Residential, Business
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
14(a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
16	Business, Office Services
17(c)	Business, General
18	Business, Quick Service
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

### 7.8.4 Conditional Uses

The following uses may be permitted in the CG zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

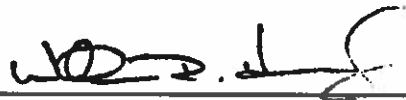
Use Group No.	Group Name
4	Residential, Multi-Family
11	Business, Communications.
22(b)	Outdoor Storage Uses (accessory)
23(c)	Utilities

#### Section 10.4.22 Multi-Family Uses in General Commercial (CG) and Mixed Use Community (MUC) Districts.

- (a) Multi-Family uses are permitted when incorporated in a mixed use development containing an interconnected mix of residential and commercial uses. Mixed use development does not need to be developed on the same parcel, however, shall provide vehicular and pedestrian interconnection between adjacent developments and/or uses.
- (b) Multi-Family projects must have direct access to, and front, a designated arterial as listed in Section 11.2.2.
- (c) Multi-Family shall be developed concurrently with, or after the required commercial uses have been established as provided in section (a) above.

This Ordinance shall be effective upon third and final reading.


Approved and adopted on this 16<sup>th</sup> day of February, 2021.



William R. Hearn, Jr., Chairman  
Dorchester County Council

First Reading: 01/04/2021  
Second Reading: 02/01/2021  
Public Hearing: 02/01/2021  
Third Reading: 02/16/2021

ATTEST:

  
Tracey L. Langley, Clerk of Council